

**THIS INSTRUMENT WAS PREPARED BY:**

Michael Lindsey, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

Specialized Loan Servicing LLC  
8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Melody E. Cavender  
David Cavender  
268 WYNLAKE DR  
ALABASTER, AL 35007

**GRANTEE**

Specialized Loan Servicing LLC  
8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

Property Address: 733 Wynlake Cove, Alabaster, AL 35007

Purchase Price: \$189,031.00 \*\*\*Mortgagee credit\*\*\*

Sale Date: January 12, 2016

20160114000015060

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FCDEEDS 1/3

STATE OF ALABAMA  
COUNTY OF SHELBY

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)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 23, 2007, Melody E. Cavender and David Cavender executed a certain mortgage on the property hereinafter described to Pinnacle Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20070604000259660; and subsequently transferred and assigned to Mortgage Electronic Registration Systems, Inc., and said assignment being recorded in Instrument No., 20070604000259690; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No., 20151008000352850; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to

said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 16, 2015, December 23, 2015, December 30, 2015; and

WHEREAS, on January 12, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin M Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Specialized Loan Servicing LLC, in the amount of \$189,031.00, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through Michael Lindsey, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Specialized Loan Servicing LLC, the following described property


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situated in Shelby County, Alabama, to-wit:

Lot 1002, according to the Survey of Wynlake Phase 4-C, as recorded in Map Book 29, page 15,  
in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Specialized Loan Servicing  
LLC and its successors and assigns; subject, however, to the statutory right of redemption on the  
part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused this instrument  
to be executed by and through Michael Lindsey, as attorney for said Transferee, and said  
Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the  
14<sup>th</sup> day of JANUARY, 2016.


Specialized Loan Servicing LLC

By:   
Michael Lindsey, Attorney for Transferee

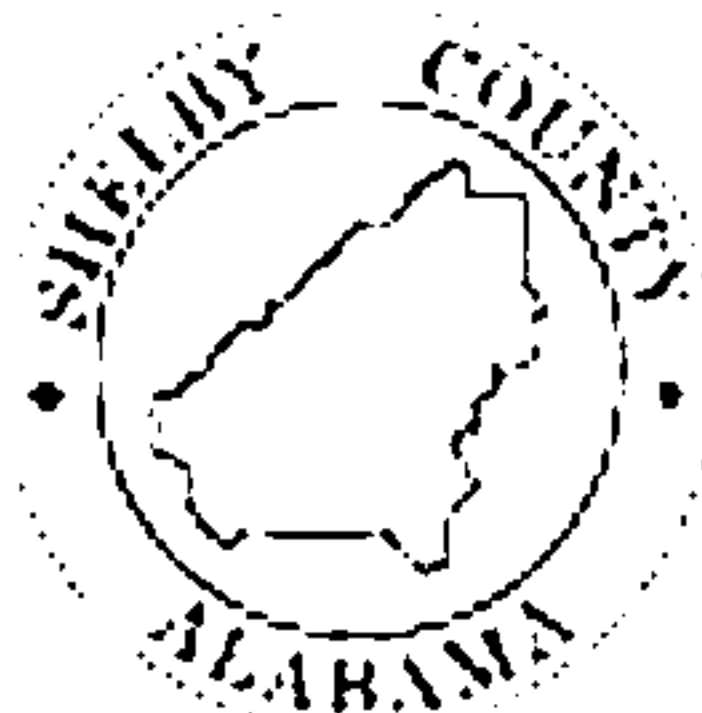
STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public in and for said County and in said State, do  
hereby certify that Michael Lindsey, whose name as Attorney for Specialized Loan Servicing  
LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day that, being informed of the contents of said conveyance, he, as such attorney for  
Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the  
day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 14<sup>th</sup> day of January, 2016.

  
Notary Public

My Commission Expires: 1-22-2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
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\$23.00 CHERRY  
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